

The City of Harrisburg



DEPARTMENT OF BUILDING And HOUSING DEVELOPMENT



2002 ANNUAL REPORT

Stephen R. Reed
Mayor

Theresa A. Martini
Director

Angela C. Smith-Aumen
Deputy Director for Housing

David E. Patton
Deputy Director for Codes

Daniel C. Leppo
Deputy Director for Planning



Office of the Mayor

The City of Harrisburg

City Government Center
10 North Market Square
Harrisburg, PA 17101-1678

Stephen R. Reed

(717) 255-3040

Mayor

FOREWARD

I am pleased to commend to your reading this comprehensive report for the year 2002, one of the most progressive years in the history of the City of Harrisburg since we were first incorporated as a municipality in 1791.

Harrisburg has come a long way from when it was listed in the first half of the 1980s as the second most distressed city in the United States. There remains a great deal more to be done, and this annual report is issued as a means to identify our progress through the activities, projects and operations of the City of Harrisburg. Such a report as this is issued for each department of city government under the Mayor's authority.

Every city employee and each city agency are integral to the success of Harrisburg. The work and achievements of the current era have written a new chapter in the Capital City's and region's history and, for this, every city employee can take pride and credit.

The City of Harrisburg's government is the most diverse municipal government in Central Pennsylvania. Our services and operations range from the traditional large municipal functions related to police, fire, public works, and parks and recreation to the more unique, such as water, sewer, trash collection, solid waste incineration, energy generation, recycling, economic development, areawide data processing systems, contracted sludge processing, codes enforcement and conducting major special events. Intertwined into all these functions are the administrative support functions related to risk management, legal, data processing, personnel, purchasing, billing, debt collection and financial management services. Everyone's role is important and everyone contributes to the overall success and functioning of this city.

This past year has considerably added to the overall positive performance of this government in achieving major public policy goals. For example:

- (1) The Part I crime rate, considered to be the index by which crime is measured in communities, has dropped over 54% since 1981 and the crime rate is now at a 30 year low;
- (2) The fire rate, meaning the number of fires per year, has dropped over 76% since 1982, and is now at its lowest level since citywide records have been kept;

- (3) The number of businesses on the city's taxrolls, counted at 1,908 by the end of 1981, is now 5,976, the highest number ever recorded;
- (4) The taxbase, assessed at \$212 million in 1982, is now over \$1.6 billion, the highest level ever recorded in city history;
- (5) During the period of 1995 through 2002, the City broke the record four times for the amount of new economic development investments, setting new record levels in city history; in the current era, over \$3.1 billion has been invested in Harrisburg, also a new record for any similar time period in city history, even when adjusting for inflation; the year 2002 was our highest year ever, with \$269.7 million in new investment;
- (6) The annual cost of living index consistently lists Harrisburg as being one of the most affordable communities in the midstate in which to own a home;
- (7) The City, in 2002, for the fifteenth consecutive year, won the nation's top national award for financial reporting and accounting and, additionally, for the twelfth consecutive year, won the nation's top national award for budgeting; of over 2,560 municipalities in Pennsylvania, only 2 have attained the same status;
- (8) The City, in 2002, for the fifteenth consecutive year, retained Tree City U.S.A. status, the highest community conservation award in the nation; and recently, City parks and recreation activities and programs garnered over 30 international, national and state awards; the city's Advanced Wastewater Treatment Plant won first place in Pennsylvania in statewide operational, maintenance and safety competition amongst other plants; the Harrisburg History Project, which includes the placement of pedestrian-level placards marking city historic sites, received the Historic Harrisburg Association's Preservation Award; the City's Melrose Gardens Housing Project received the prestigious Bellamy Award from the Pennsylvania Housing and Redevelopment Agencies' Association, their highest recognition;
- (9) The City and region were selected by the state Chamber of Business and Industry as Pennsylvania's Outstanding Community for the year 2002, marking the second time Harrisburg has won the state's most prestigious municipal honor. Harrisburg was also selected as Pennsylvania's Outstanding Community in 1990.
- (10) The City retained National Police Accreditation, the highest recognition for law enforcement in the nation; of over 21,000 police agencies, only 443 have attained the same status;
- (11) The City attained top national and state awards for its transportation infrastructure improvements, its energy conservation efforts, its historic rehabilitation projects and a myriad of other City pursuits, making the City of Harrisburg the most award-winning municipality in Pennsylvania; the city's Vehicle Maintenance Center and its Director received the top international award from the Association of Fleet Administrators for the city's innovative vehicle purchasing program, which cuts vehicle purchase costs by 10% to 15% and has thus far saved the city and its fellow participating municipalities over \$6 million in reduced vehicle purchase costs;
- (12) Harrisburg continued to be one of the leading cities in the country in the creation of alternative energy and revenue sources; thus far, in the current era, the City has generated over 15.3 billion pounds

of steam, co-generated over 903 million kilowatts of electrical energy, saved over 9.6 million cubic yards of landfill space and produced energy equivalent to over 870 million gallons of foreign oil;

(13) The City has fully or partially funded projects that have resulted in new construction or restoration of over 5,000 residential units, in the form of homes and apartments, making Harrisburg the largest residential developer in Central Pennsylvania;

(14) Additional upgrades have occurred in the Harrisburg Parks System, now the largest municipal parks system in the Midstate and the only municipal parks system to play a continuous regional role; the City has invested over \$68 million in parks and playgrounds since 1982;

(15) Attendance figures continue to show Harrisburg as a dynamic center for recreation, arts and entertainment, with over 2.3 million in attendance for the city's various free, regional special events. The Harrisburg Senators again surpassed the quarter million attendance mark with 283,661 fans in 2002, a new annual record, and are now well over the 3.75 million mark in total attendance, and the Harrisburg Heat have drawn more than 1.2 million fans during their tenure at the State Farm Show Complex.

(16) Citywide neighborhood recreational programs attracted their largest annual attendance ever, with 571,688 attendance in 2002, a 5% increase over 2001, and a dramatic 19% increase since 2000;

(17) The City continued in its Class 7 designation under the National Flood Insurance Program; only three other municipalities in the Nation have an identical or better designation; the classification is the result of the City's floodplain management and emergency management programs; Harrisburg is the only municipality in Pennsylvania to be upgraded in its classification, and in Harrisburg's case, was upgraded three times, giving City property owners a 15% reduction in the base premium for flood insurance;

(18) The City's Fire Bureau is one of 27 Federally-designated Urban Search and Rescue teams, one of the groups available for deployment anywhere in the U.S. for a major national disaster; further, the Commonwealth of Pennsylvania contracted the City to serve as administrator of Pennsylvania Task Force One, which involves resources from across and outside the state, to respond to such emergencies; the City of Harrisburg and the state Task Force were the first team deployed to the World Trade Center on September 11, 2001, in response to the worst terrorist attack in United States history;

(19) In conjunction with its operation of Task Force One, the City has constructed a new Special Operations Center that now serves as the headquarters and staging center for the Task Force and other specialized emergency operations.

(20) As a result of the success of the first Task Force, a second Intra-State Task Force, for response solely within Pennsylvania, has been created by the State. Additionally, the Water Rescue Strike Team One, a sophisticated new marine rescue unit capable of handling water-related emergencies anywhere in the State, is now operational. Harrisburg administers both of these recent additions to the Pennsylvania Emergency Management System.

(21) In the area of community services, Harrisburg continues to be the most engaged municipality in the region in matters of affordable housing and sheltering the displaced. As a result of joint effort by the City, County and human service providers, a second major grant—for \$1,088,000—was secured for both short-term shelters as well as intensive homelessness abatement and prevention.

(22) City coordination and support have resulted in over 225 city blocks being adopted under the Adopt-A-Block beautification program, and another two dozen vacant lots are similarly cared for under the Adopt-A-Lot program; 29 citizens have been trained as citizen codes inspectors to assist city Codes Enforcement Officers, and over 200 citizens have now graduated from the city's innovative Citizens Police Academy, the first of its kind in the midstate; more than 100 city blocks and neighborhoods are now covered by neighborhood crime watch groups;

(23) On a daily and continuous basis, City agencies and personnel performed thousands of services and tasks, for which neither recognition nor attention were provided, but all of which served to enhance the quality of life in Harrisburg with benefit to citizens, businesses and visitors.

(24) The Commonwealth of Pennsylvania has committed \$12 million to the planned new city university, Harrisburg Polytechnic Institute, and the Institute's Preparatory School and Business Incubator will soon open in a restored 83,000 sq. ft. former vacant site in the 200 block of Market Street. More than \$9 million in renovations are currently underway in the former YWCA site.

All should know and understand that American cities continue to face major challenges, frequently involving forces and factors over which a local government has no control. Our gains here have been the result of vision, struggle, persistence and arduous effort. The resurgence of Harrisburg in the current era has reversed previous decades of decline but we, too, are subjected to the unique burdens which the Nation and region place solely upon cities. It remains critically important that each of us rededicate ourselves to the furtherance of Harrisburg's best interests as we carry forth our respective roles and duties. The collective and individual efforts of Harrisburg's employees have made history. We owe it to the people we serve to build upon our present day progress by continuing our commitment to a constant, daily effort to be the best at what we have been hired to do for this City.

To the citizens and taxpayers of Harrisburg we dedicate this comprehensive annual report and our full measure of devotion in the days ahead.

A handwritten signature in black ink, reading "Stephen Reed". The signature is stylized with a large, looped "S" and a cursive "Reed".

Stephen R. Reed
Mayor

TABLE OF CONTENTS

HISTORY OF THE DEPARTMENT	1
DBHD’S MISSION	2
OFFICE OF THE DIRECTOR	4
BUREAU OF HOUSING	6
Summary of Accomplishments.....	6
Homeownership Programs and Projects.....	6
Homeownership Opportunities Program	6
Non-Profit Housing Development.....	7
Habitat for Humanity.....	7
Tri-County HDC.....	8
Wesley Union CDC	9
Summit Terrace.....	9
HOP Investor Rehabilitation.....	9
Market Place Townhomes.....	10
Capitol Heights	10
Melrose Gardens.....	11
Homes Sales.....	11
Acquisition.....	12
Sale of Vacant Lots	15
Homeownership Impact Loan Program.....	15
Home Improvement Program.....	15
Harrisburg Fair Housing Council Referrals	16
Christmas in April.....	17
Lead-based Paint Hazard Control Program	17
Façade Improvement Program	18
Rental Project and Programs	18
Maclay Street Apartments.....	18
Rental Rehabilitation Program	19
Neighborhood Facilities	20
Mount Pleasant Plaza	20
Mount Pleasant Hispanic American Center	21
Central Allison Hill Community Center	21
Camp Curtin YMCA.....	21
Hamilton Health Center.....	21
Infrastructure Improvements	22
Capital Corridors Infrastructure Improvements	22
Economic Development Projects	23
Commercial/ Industrial Property Acquisition/Disposition.....	23
Economic Development Initiatives Special Projects Grants.....	23
Neighborhood Improvement Initiatives.....	23

Adopt-A-Block Program	23
Adopt-A-Lot Program	23
Property Maintenance	23
Weed and Seed	24
Homelessness Assistance	24
Continuum of Care	24
Emergency Shelter Grant Allocations	24
Portfolio Management	25
Consolidated Plan	25
Wage and Labor Enforcement	25
Staff Development.....	26
BUREAU OF CODES	27
Inspections	27
In-House Demolition Program.....	27
Abandoned Vehicles	28
Neighborhood Mitigation and Penalty Fund	28
Capital Corridors	29
Citizen Inspection Program	29
Health Issues	29
Building Permits	29
Revenues Collected	30
Boards.....	30
Staff Development.....	31
BUREAU OF PLANNING	32
Comprehensive Plan.....	32
Neighborhood Plans.....	32
Midtown Market District.....	32
South Allison Hill Neighborhood Action Strategy	32
Uptown Neighborhood Action Strategy	32
Current Planning	33
Plans and Permits Unit.....	33
Harrisburg Planning Commission.....	33
Harrisburg Architectural Review Board	34
Zoning Hearing Board	34
Environmental and Historic Review	35
Regional Planning.....	35
National Flood Insurance Program Community Rating System	35
Geographic Information System.....	36
Communications Unit	36
Staff Development.....	37
OTHER REPORTS	38
Financial Analysis Summary	38
Organizational Chart	40

Position Summary	41
Location of Offices and Phone Numbers	42
Boards, Commissions and Memberships.....	43

APPENDIX OF MAPS

- Capital Corridors
- Residential Restoration Program sites since 1997
- Demolitions
- Acquisitions
- Citizen Involvement

HISTORY OF THE DEPARTMENT

The Department of Building and Housing Development has been in existence over 30 years for the purpose of planning, implementing and enforcing codes and programs to maximize the use of land and natural resources for the safety, use and enjoyment of the public. The Department has generally been organized under the Office of the Director including the Bureaus of Housing, Planning and Codes. In 1992, the department was reorganized involving the relocation of the Bureau of Planning so that all three Bureaus were centrally located in Suites 205 and 206 of the Rev. Dr. Martin Luther King, Jr. City Government Center. The reorganization was designed to improve communications between the bureaus, reduce the response time to property owners and businesses, expand the citizen participation process and community outreach, and maximize the efficient use of resources. A new Plans and Permits Unit was established to link all phases of the development process providing a single point of contact for planning development projects, reviewing plans for compliance with all applicable codes, and synchronizing approvals from the various Boards and Commissions. The Unit, which meets on a regular basis, also includes representation from the Bureaus of Police and Fire, and the Office of Engineering.

In spite of the reorganization and the fluctuation of staff from its highest complement of 54 to the current number of positions, 41, the Department has been able to maintain the same service level through the use of volunteers. New programs, resources and procedures have been developed to supplement basic services, provide maximum efficiency and cost effectiveness, and to produce measurable results. Grants administration is a major function contributing to the resources available for community programs.

The Department has maintained a high level of service in its housing production programs, code enforcement, reviewed land use applications and minority contracting opportunities. The department also conducts a wide variety of plan reviews, permitting, testing and inspections in the areas of new construction, rehabilitation, health, electrical, plumbing, flooding, zoning accessibility and historic preservation.

DBHD'S MISSION

Our Mission is to:

Enhance the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.

Our goals are to:

Promote a well-balanced community through effective planning;
Promote viable, safe, attractive neighborhoods;
Promote quality housing and building activities; and
Provide prompt, courteous and responsive customer service.

The objectives of our divisions are:

Office of the Director/Bureau of Housing

Develop strong neighborhoods through the preservation of the existing housing stock, the creation of home ownership opportunities, construction of new housing, and the promotion of the physical, economic and social welfare of the residents.

Measurements and indicators used to evaluate progress include the number of vacant properties acquired; residential dwelling units restored, constructed and sold; vacant lots returned for use; established Adopt-A-Blocks; public improvement and community facility projects; and grants for homeownership, lead hazard reduction, façade improvement, and homeless shelter/services.

Bureau of Codes

To create safer neighborhoods through aggressive codes enforcement on irresponsible property owners and to foster programs that allow citizens to be a part of the solution.

Measurements and indicators used to evaluate progress include the number of plan reviews; building, zoning and health permits issued; property inspections; citations for building, zoning and other code violations and condemnation orders issued; site inspections; buildings cleaned and sealed; and certificates of compliance with building, flood, historic and health codes.

Bureau of Planning

To promote orderly future growth and development of the City through long-range comprehensive planning. To promote and facilitate physical development plans; to preserve and enhance districts of historical and architectural

significance. To collect, analyze, and distribute timely information on planing and community development issues. To coordinate the City's Geographic Information System (GIS).

Measurements and indicators used to evaluate progress include the number of development applications reviewed for Harrisburg Planning Commission, Zoning Hearing Board and Historic Architectural Review Board; environmental reviews and clearances for federally funded programs; and comprehensive and neighborhood plans prepared.

The actual accomplishments of each division during 2002 are more fully described in the sections that follow.

OFFICE OF THE DIRECTOR

The Department of Building and Housing Development consists of 41 staff assigned to the following operational divisions: Office of the Director, Bureau of Codes, Bureau of Housing, and Bureau of Planning. The Office of the Director is responsible for directing the operations of the entire department and for managing a number of special projects sponsored by the City

Boards, Commissions and Public Relations

The Director serves as the City's representative on the following boards and commissions:

- Harrisburg Area Transportation Study Committee
- Harrisburg Housing Authority
- Harrisburg Redevelopment Authority
- Vacant Property Reinvestment Board
- Electrical Board
- Plumbing Board
- United Way Allocation Committee
- Regional Growth Management Plan
- Enterprise Consortium
- Collaboration for a Healthier Harrisburg
- Citywide Health Task Force
- Community Center for Technology and The Arts Task Force

Throughout the year, the Director advised the Pennsylvania League of Cities and Municipalities, HACC, The Center for Independent Living and local legislators on matters relating to code enforcement, accessibility, health, urban redevelopment law, public infrastructure reinvestment investment projects and the property condemnation process.

A presentation was made to a statewide development conference on the City's Legacy Lasting Project in South Allison Hill and the department accepted a First Union Award from the Community Action Commission as a partner in the South Allison Hill Neighborhood Action Strategy. The Director also addressed a statewide housing conference on the productive reuse and development of vacant properties.

Numerous meetings with HUD officials were conducted throughout the year to discuss major development projects and activities including the City's take over of the Maclay Street apartments, the redevelopment of family public housing projects and single family property disposition through a variety of HUD programs (Revitalization Area, Asset Control Area, Officer Next Door, Teacher Next Door).

Grants Administration

The Director continued to work with federal, state, and local agencies to identify grant opportunities for a wide variety of projects that were in various stages of development including the PAL Building, a library-museum project, a health delivery system, several homeownership programs, and a variety of community educational programs.

The administration of the Enterprise Community and the Keystone Opportunity Zone continued with a variety of marketing activities, several tours of the projects and two monitoring visits conducted. An expansion application of the KOZ was prepared and presented to City Council for approval. The Director also administers the \$490,000 Economic Development Incentive Grant for Corridor One, a public information and education campaign promoting a regional rail system for commuters; and, the \$500,000 DCED State Reuse Grant for The International House.

In the area of finance, the Director participated in the financial analysis of several redevelopment projects including Forum Place, Riverfront Office Center, the refinancing of the Hilton Hotel, Strawberry Square and 333 Market Street and serves as acting executive director of the Harrisburg Redevelopment Authority.

Development Activities

In addition to identifying new revenue opportunities, the Director worked with a number of developers and builders on potential projects and negotiated the acquisition of properties which contributed to future development projects (Lawson Hotel, Zommit Cleaners and Maclay Street Apartments). Confidential site searches were conducted to assist a number of group facilities to relocate outside of the City limits.

Technical assistance was given to numerous groups looking to expand charter schools, identify sites for new residential construction and locate neighborhood service businesses. The Director participates in the planning committee for expanding HACC's Community Center for Industrial Technology and the Arts.

To improve efficiency, effectiveness and support business, the licensing for vendors requiring mercantile and health permits was streamlined; the department assumed a number of the functions of the Redevelopment Authority which continued to downsize; and a coalition of health care providers was established.

BUREAU OF HOUSING

Summary of Accomplishments

New or rehabilitated single-family homes produced:	39
New or rehabilitated single-family homes under development.....	12
New or rehabilitated single-family homes on the market	86
New or rehabilitated single-family homes sold.....	35
New or rehabilitated rental units produced:.....	52
New or rehabilitated rental units under development:	10
Existing homeowners assisted:.....	39
New homeowners (home settlements)*:	35

**Includes Homeownership Impact Loan Program*

Caucasian:	60%*
African-American:	34%*
Asian:	6%*

Average rehabilitation costs** (including lead hazard reduction)	\$ 36,698
Homeownership Opportunities Program:	\$ 87,649
Home Improvement Program:	\$ 23,961

***DBHD properties only*

Properties acquired for development:	74
Properties sold for development or other	8
Community facilities renovated:	6
Infrastructure projects	Entire Capital Corridors

HOMEOWNERSHIP PROGRAMS AND PROJECTS

Homeownership Opportunities Program (HOP)

- Through the HOP program, the City acquires blighted vacant houses for rehabilitation and sale to owner-occupants. Rehabilitation is performed by the City, developers or non-profit agencies.
- DBHD completed the rehabilitation of 5 single-family dwellings for sale to owner-occupants. An additional two units were under construction as of year-end. Work included lead hazard reduction.
- The City had 19 homes for sale to an owner-occupant as of year-end.

ADDRESS	GENERAL CONTRACTOR	COMPLETION DATE	LEAD AMOUNT	TOTAL REHAB COST
2241 N 6 th St	KEMAR	4/19/02	\$12,581	\$79,494
2417 N 6 th St	KEMAR	4/16/02	\$11,445	\$92,091
2156 N. 7 TH St	NAVARRO, INC.	9/17/02	\$8,680	\$93,469
2158 N 7 TH St	NAVARRO, INC.	9/17/02	\$8,725	\$82,675
540 Seneca St	KEMAR	2/15/02	\$15,170	\$90,516
TOTAL			\$ 56,601	\$ 438,245

In addition the following units were under construction: 2160 N. 7th Street - Navarro - 40% completed and 2164 N. 7th Street - Navarro - 75% completed.

Non-Profit Housing Development

Habitat for Humanity

- Habitat for Humanity rehabilitates and constructs affordable housing with volunteer labor and donations. Homes are sold at no interest to lower income partner families who invest 350 hours of "sweat equity" into the construction.
- The City has provided CDBG funds for program delivery and limited construction contracts. During the year, Habitat continued rehab work on 4 homes and began the completed 2 (see breakdown below).
- Each of the 4 homes under construction in 2002 was under sales contract. 1418 Zarker Street is also under sales contract. The sale of the property will be completed once the contracted homeowner satisfies the volunteer "sweat equity" hourly requirement.
- During the year, Habitat completed and sold one new home at 1618 State Street.

ADDRESS	STATUS
1418 Zarker St.	REHAB COMPLETE
1618 State St.	REHAB COMPLETE
33 N. 12 th St.	REHAB 98% COMPLETE
1516 State Street	REHAB 90% COMPLETE
1466 Zarker St.	REHAB 65% COMPLETE
1518 State Street	REHAB 30% COMPLETE
114 Balm St.	ON HOLD

- In 2002, Habitat for Humanity initiated the Home Repair Program. The Home Repair Program benefits low income people who currently own their home

but are unable to perform maintenance or repair jobs on their home due to physical or financial limitations. Habitat completed 4 home repairs in 2002 and began work on 3 additional homes. The addresses are listed below.

ADDRESS	STATUS
1482 S. 13 th Street	Completed
1422 Zarker Street	Completed
1420 Zarker Street	Completed
1464 Zarker Street	Completed
2042 Berryhill Street	In Progress
2125 Green Street	In Progress
1128 Rolleston Street	In Progress

Tri-County Housing Development Corporation (TCHDC)

- TCHDC's Capital Corridors project involves the acquisition and rehabilitation of vacant single-unit houses on Derry, S. 13th and S. 17th Streets. Homes are sold to low income households.
- TCHDC currently has 9 rehabilitated homes on the market.
- TCHDC sold 2 homes, completed the rehabilitation of 4 units, and had 1 unit undergoing rehabilitation at the end of the year (see breakdown below).
- Funding includes HOME, PA DCED, and HUD Lead Hazard Control Grant funds.

ADDRESS	STATUS
104 S. 17 TH St	HOME SOLD 08/30/02
422 S. 13 th St	HOME SOLD 09/13/02
	REHAB COMPLETE 08/23/02
33 S. 17 TH St	REHAB COMPLETE 09/02
1623 Derry St	REHAB COMPLETE 03/02
437 S. 13 TH St	REHAB COMPLETE 12/02
1612 Derry St	REHAB 77% COMPLETE

The following properties are on the Market for Sale.		
82	N. 17 th Street	Marketed for Sale
38	N. 17 th Street	Marketed for Sale
36	S. 17 th Street	Marketed for Sale
32	S. 17 th Street	Marketed for Sale
1625	Derry Street	Marketed for Sale
336	S. 17 th Street	Marketed for Sale
1623	Derry Street	Marketed for Sale
33	S. 17 th Street	Marketed for Sale
437	S. 13 th Street	Marketed for Sale

Wesley Union Community Development Corporation (CDC)

- Wesley Union CDC, a certified Community Housing Development Organization (CHDO), is the non-profit sponsor of the Uptown Action Strategy completed in December 2001, and the lead neighborhood agency in its implementation. Activities are to include neighborhood community building, property acquisition, single-family housing production, resident services, and other activities within the context of the Uptown Action Strategy.
- Wesley Union CDC Homeownership Project, Phase I. Wesley Union CDC has acquired 2202-2204 North 5th Street and 525-527 Emerald Street to construct 3 new single family homes (one on a newly combined parcel at 2202-04 North 5th, and a duplex at 525-527 Emerald). The financing plan for this project was finalized, including \$10,879 in City HOME (FY2000) funds (as 'seed' money); \$95,000 in City HOME (FY2001) funds; and \$100,000 in Pennsylvania DCED (FY2001) funds. Total project budget: \$332,000.
- Phase I construction was delayed when final pricing for the project exceeded sources of cash by approximately \$40,000. Wesley Union CDC initiated a value-engineering exercise with architect, builder and the City.
- Wesley Union CDC Homeownership Project, Phase II involves additional construction of new single-family homes in Uptown Harrisburg. The original sites included 506, 508, 510, 512 Emerald St. Previously committed funding in place: \$145,000 in City HOME (FY2001). Wesley Union CDC lost site control of the lots at 506 and 508 Emerald St.

Summit Terrace

- Phase III of the Summit Terrace Revitalization Project involved the construction of 7 new townhomes for sale to owner-occupants; 26 homes were completed in Phases I, II, and III. The non-profit developer is Susquehanna Housing Initiatives. All construction activity and 4 sales were completed in prior calendar years.
- One home was sold this year, leaving two available for sale.

ADDRESS		STATUS
143	Balm St.	HOME SOLD 3/29/02
141	Balm St.	Available for sale
1220	Walnut St.	Available for sale

HOP Investor Rehabilitation

- The HOP Investor program requires developers to purchase single family property, which requires extensive rehabilitation, from the City, and secure their own financing and take responsibility for all marketing and sales. The City provides "gap" financing in an amount equal to the difference between the reasonable cost of required repairs and the net funds generated by the sale of the property at prevailing neighborhood values.

- At year-end, two proposals were under feasibility review by the Housing Bureau staff: 226 Harris Street and 1703 N. Third Street.

Market Place Townhomes

- Market Place is a City townhouse development in the Midtown area near the Broad Street Market. A total of 38 homes were constructed in phases I and II in previous years, and all have been sold.
- The City directly solicited several reputable development firms to generate interest in the final 'build-out' (Phase III) of this project.
- In December 2002, two qualified potential developers agreed to offer competitive proposals for Phase III. The proposals will cover all remaining land in the development, which can accommodate up to 100 units in the approved land development plans. These proposals are due February 14, 2003.

Capitol Heights

- Capitol Heights represents Harrisburg's latest phased development of 180 new town homes, duplexes and single-family homes in Uptown Harrisburg (formerly Lottsville neighborhood). Covering close to 18 city blocks, Capitol Heights is bounded by Harris, Kelker, Susquehanna, and North 5th Streets. Struever Rouse Homes began construction of Phase I in 2000 and continued through 2002. Base home prices for this market rate development range from \$95,000 to \$130,000 but buyers can choose numerous options for an additional price. Buyers can purchase a home for as little as \$1,000 total cash "down"; other incentives include 10 year property tax abatement, mortgage tax credit certificates, and closing cost assistance.
- The Phase I (52 new single-family homes) private investment is \$7.7 million in construction and development costs and \$7.3 million in permanent financing, for a total of \$15 million in private investment.
- Struever Rouse Homes competitively won \$1 million of Homeownership Choice Program funding (a grant) from the Pennsylvania Housing Finance Agency.
- The City supported the privately-financed housing development with land acquisition, demolition of 48 structures, and over \$2.3 million in infrastructure improvements, including street reconstruction and paving, installation of water and sewer lines, sidewalks, antique-style street lamps and street trees. The City's total investment exceeded \$4,980,000.
- As of December 31 2002, the developer had sold 43 homes (1 in 2000, 15 in 2001, and 27 in 2002) and had 10 contracts for future settlements. Actual sales prices, after option purchases, ranged from \$95,720 to \$195,975 with the average sales price of \$137,814. The income range of buyers was \$30,000 to \$175,000. Of new homebuyers, 68% are existing residents of the City, over a quarter (28%) are from the immediate neighborhood, and over one-third (35%) are minority families.
- As of December 31 2002, the developer has 5 homes under construction, and in December placed an additional 65 lots on the market (59 units in Phase 2, and 7 units in Phase 3).

- Capitol Heights has attained an urban redevelopment goal of mixed-value and mixed-income residency, along with significantly increasing the percentage of owner-occupied residences in Uptown. These are two key goals believed to stabilize communities, improve neighborhood safety, encourage continued investment in residential development, and stimulate commercial/retail development, especially to meet demand of the emerging residential market.

Melrose Gardens

- S & A Homes completed the construction of eight single-family, market rate homes at 24th and Swatara Streets in the Bellevue Park neighborhood.
- Actual sales prices ranged from \$109,900 to \$125,100. Buyers' incomes ranged from \$37,000 to \$57,000. 75% of the buyers were minority families.
- The developer sold the final 2 homes in 2002.

Home Sales

- A total of 39 homes were sold. (This includes renovated and newly constructed homes sold by the City and both non-profit and for-profit developers.)
- The City sold 6 homes in its HOP/Marketplace; Tri-County HDC sold 2 homes; Habitat sold 1, SHI sold 1. Private developers sold 29 homes.
- Average sale price of the city and non-profit's affordable housing programs: \$47,847. Average sales price of the developers' market rate housing developments: \$149,949.
- Buyer information:

Race/Ethnicity: 23 White (59%), 12 Black (31%), 2 Asian (.05%), 2 Hispanic (.05%). Income: 8 (51-80% Median Family Income), 29 (over 80% Median Family Income), 2 (30-50% Median Family Income).

<u>ADDRESS</u>	<u>DEVELOPER</u>	<u>CLOSING DATE</u>	<u>SALES PRICE</u>
222 Crescent St	DBHD	11/22/02	\$54,900
2417 N 6 th ST.	DBHD	7/15/02	\$44,600
540 Seneca St	DBHD	10/31/02	\$42,500
1605 Logan St	DBHD	5/29/02	\$41,599
422 S 13 th St	TCHDC	9/13/02	\$54,074
104 S 17 TH St	TCHDC	8/30/02	\$52,000
1618 State St	Habitat	11/07/02	\$35,000
2102 Green St	HRA	8/09/02	\$48,900
2104 Green St	HRA	11/07/02	\$48,900
143 Balm St	SHI	3/29/02	\$56,000
1709 Logan St	SRH	1/25/02	121,845
1711 Logan St	SRH	4/26/02	\$162,700
1713 Logan St	SRH	3/29/02	\$120,850

1715	Logan St	SRH	7/19/02	\$138,560
1717	Logan St	SRH	6/28/02	\$135,060
1719	Logan St	SRH	4/19/02	\$131,670
1721	Logan St	SRH	10/25/02	\$149,645
1724	Logan St	SRH	9/30/02	\$139,585
1726	Logan St	SRH	11/15/02	\$127,565
1728	Logan St	SRH	10/25/02	\$147,240
1730	Logan St	SRH	9/30/02	\$157,290
1732	Logan St	SRH	10/1/02	\$148,320
1735	Logan St	SRH	2/8/02	\$135,855
1700	N 3 rd St	SRH	12/13/02	\$145,735
1702	N 3 rd St	SRH	12/27/02	\$125,095
1704	N 3 rd St	SRH	12/13/02	\$133,715
1706	N 3 rd St	SRH	12/13/02	\$128,925
1715	N 3 rd St	SRH	1/25/02	\$113,995
1720	N 3 rd St	SRH	6/26/02	\$152,250
1722	N 3 rd St	SRH	10/25/02	\$136,555
1724	N 3 rd St	SRH	7/31/02	\$141,775
1726	N. 3 rd St	SRH	9/30/02	\$147,657
1728	N 3 rd St	SRH	9/27/02	\$141,880
1730	N. 3 rd St	SRH	9/25/02	\$145,840
1720	N 4 th St	SRH	5/17/02	\$195,975
1726	N 4 th St	SRH	9/6/02	\$175,560
1728	N 4 th St	SRH	9/6/02	\$175,560
2401	Swatara St	S&A	1/15/02	\$123,581
2403	Swatara St	S&A	2/11/02	\$120,400

Acquisition

74 properties were acquired during the year:

<u>ADDRESS</u>	<u>DATE</u>	<u>PURPOSE</u>
1402 WILLIAM ST.	12/19/02	MARKET PLACE
411 S 16 TH St.	1/10/02	S ALLISON HILL PLAN
1612 DERRY ST.	5/17/02	TCHDC

1613A N 5TH ST.	7/26/02	CAPITOL HEIGHTS
1629 N 3RD ST.	8/14/02	CAPITOL HEIGHTS
1631 N 3 RD ST.	10/29/02	CAPITOL HEIGHTS
1627 N 3 RD ST.	10/29/02	CAPITOL HEIGHTS
1325 THOMPSON ST.	5/29/02	MT PLEASANT PLAZA
1321 THOMPSON ST.	5/29/02	MT PLEASANT PLAZA
344 S 13TH ST.	6/5/02	TCHDC
328 S 13TH ST.	6/5/02	TCHDC
1156 MULBERRY ST.	6/5/02	TCHDC
1327 THOMPSON ST.	12/19/02	TCHDC
542 FORREST ST.	5/29/02	MACLAY ST PROJECT
2151 N 4 TH ST.	10/29/02	MACLAY ST PROJECT
2155 N 4 TH ST.	10/29/02	MACLAY ST PROJECT
2157 N 4 TH ST.	10/29/02	MACLAY ST PROJECT
2159 N 4 TH ST.	10/29/02	MACLAY ST PROJECT
1932 N 5 TH ST.	12/19/02	MACLAY ST PROJECT
544 FORREST ST.	12/19/02	MACLAY ST PROJECT
113 N 17 TH ST.	5/17/02	HOP
1414 MARION ST.	5/17/02	HOP
2450 REEL ST.	5/29/02	HOP
401 S 13TH ST.	6/05/02	HOP
527 SENECA ST.	8/14/02	HOP
1914 N 3RD ST.	8/21/02	HOP
430 HARRIS ST.	12/19/02	HOP
330 HARRIS ST.	2/30/02	HOP
1536 N 5TH ST.	12/11/02	HACC PROJECT
1516½ N 5TH ST.	12/11/02	HACC PROJECT
1531 N 5TH ST.	12/11/02	HACC PROJECT
1520 N 5TH ST.	12/11/02	HACC PROJECT
1519 N 5TH ST.	12/11/02	HACC PROJECT
1515 N 5TH ST.	12/11/02	HACC PROJECT
1514 N 5TH ST.	12/11/02	HACC PROJECT
1513 N 5TH ST.	12/11/02	HACC PROJECT
1504 N 5TH ST.	12/11/02	HACC PROJECT

344 BOYD ST.	12/11/02	HACC PROJECT
322 BOYD ST.	12/11/02	HACC PROJECT
329 BOYD ST.	12/11/02	HACC PROJECT
2327 N 6TH ST.	1/10/02	UPTOWN ACTION PLAN
1941 N 4TH ST.	1/10/02	UPTOWN ACTION PLAN
610 EMERALD ST.	1/10/02	UPTOWN ACTION PLAN
2313 N 6TH ST.	5/17/02	UPTOWN ACTION PLAN
1423-25½ DERRY ST.	5/17/02	S ALLISON HILL PLAN
104 BALM ST.	6/15/02	INVESTOR/SUMMIT TERR
1943 N 4TH ST.	10/29/02	UPTOWN ACTION PLAN
641 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
639 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
637 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
635 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
633 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
632 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
631 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
630 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
629 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
628 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
627 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
626 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
625 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
624 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
623 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
617 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
609 SCHUYLKILL ST.	12/11/02	UPTOWN ACTION PLAN
1945 GREEN ST.	12/11/02	UPTOWN ACTION PLAN
1943 GREEN ST.	12/11/02	UPTOWN ACTION PLAN
640 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN
621 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN
616 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN
613 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN
611 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN

610 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN
608 SCHUYLKILL ST.	12/19/02	UPTOWN ACTION PLAN
2502 AGATE ST.	2/30/02	UPTOWN ACTION PLAN

Sale of Vacant Lots

A total of 8 lots were sold during the year:

- 409 S 16th Street sold on 5/13/02 for \$500
- 411 S 16th Street sold on 5/13/02 for \$500
- 337 Kelker Street on 8/14/02 for \$50
- 1202 Haehnlen Street on 2/13/02 for \$1
- 1204 Haehnlen Street on 2/13/02 for \$1
- 1206 Haehnlen Street on 2/13/02 for \$1
- 1208 Haehnlen Street on 2/13/02 for \$1
- 1208A Haehnlen Street on 2/13/02 for \$1

An additional 110 lots were under agreement to be sold to Struever Bros. Eccles & Rouse, Inc. for Phase II and III of Capitol Heights.

Homeownership Impact Loan (HIL)

The HIL Program provides forgivable loans of up to \$10,000 to help stable renters buy the single-family home they currently rent. To qualify, homebuyers must be low/moderate income.

Two loan closings were held in 2002:

	<u>ADDRESS</u>	<u>CLOSING DATE</u>	<u>PRICE</u>
25	South 19 th St	3/28/02	\$60,000
1908	North 3 rd St	11/13/02	\$64,900

- The racial ethnic characteristics of the participants were: 100% African American. Both buyers were moderate income (51-80%AMI). Both buyers were female-headed households. The average sales price was \$62,450.

Home Improvement Program (HIP)

- The HIP Program provides grants and loans for the rehabilitation of homes owned and occupied by low and moderate-income homeowners.
- 20 homes were completed; 13 of these homes also received lead hazard reduction.

	<u>ADDRESS</u>	<u>GENERAL CONTRACTOR</u>	<u>COMP. DATE</u>	<u>PRIVATE FUNDS</u>	<u>HIP GRANT</u>	<u>LEAD FUNDS</u>	<u>REHAB COST</u>
548	Curtin St	CAT CARPENTRY	2/13/02		\$12,924	\$6,212	\$19,136
558	Dunkle St	NUHAUS, INC.	1/18/02	\$4,880	\$15,000	\$3,540	\$23,420

627	Emerald St	NUHAUS, INC.	11/18/02		\$14,695		\$14,695
2120	Kensington St	NUHAUS, INC.	3/25/02		\$11,835	\$520	\$12,355
2247	N 3 rd St	KEMAR, INC.	11/4/02	\$3,646	\$15,000	\$10,412	\$29,058
2739	N 5 th St	NUHAUS, INC.	6/19/02		\$13,430		\$13,430
2122	N 6 th St	NUHAUS, INC.	8/12/02		\$10,745	\$6,190	\$16,935
39	N 17 th St	NUHAUS, INC.	7/8/02	\$395	\$15,000		\$15,395
22	N 19 th St	NAVARRO	5/13/02	\$10,035	\$15,000	13,430	\$38,465
37	N 20 th St	CAT CARPENTRY	9/27/02		\$9,219		\$9,219
133	N Summit St	NAVARRO	9/13/02	\$12,899	\$15,000	\$20,595	\$48,494
1269	S 13 th St	NAVARRO	6/28/02	\$1,820	\$15,000	\$8,380	\$25,200
443	S 13 th St	NAVARRO	5/10/02	\$5,960	\$15,000	\$11,500	\$32,460
531	S 19 th St	NUHAUS, INC.	11/12/02	\$15,360	\$15,000		\$30,360
1836	State St	NAVARRO	11/15/02	\$2,774	\$15,000	\$9,036	\$26,810
1315	Swatara St	NAVARRO	6/7/02	\$5,000	\$15,000	\$11,500	\$31,500
1509	Swatara St	NUHAUS, INC.	4/18/02	\$970	\$15,000	\$16,950	\$32,920
1941	Swatara St	CAT CARPENTRY	5/8/02		\$5,769	\$10,751	\$16,520
323	Woodbine St	NUHAUS, INC.	8/9/02	\$1,600	\$15,000		\$16,600
325	Woodbine St	CAT CARPENTRY	7/19/02		\$9,295	\$16,950	\$26,245
TOTAL				\$65,339	\$267,912	\$145,966	\$479,217

An additional 10 properties were under construction as of 12/31/02 at various levels of completion:

- 2005 Bellevue Rd - 95% complete
- 2024 Briggs St - 85%
- 1912 Forster St - 99%
- 2224 Green St - 60%
- 1934 N 3rd St - 99%
- 2445 Reel St - 60%
- 322 Reily St - 99%
- 171 S 18th St - 65%
- 634 Dauphin St – under contract
- 1111 N 17th St – under contract

Harrisburg Fair Housing Council Referrals

Applicants to the Home Improvement Program that have credit problems, due to delinquent taxes or utilities bills, are referred to HFHC for credit counseling and then are encouraged to reapply or have their applications reviewed again. During the year, 27 HIP applicants were referred to HFHC for credit counseling.

Christmas in April-Greater Harrisburg

Work teams of skilled and unskilled volunteers performed home improvements for 15 low income, elderly and handicapped homeowners one Saturday in April. Most homeowners were referred from the DBHD waiting list for the Home Improvement Program; staff assisted Christmas in April by screening 26 homeowners who had applied for program assistance.

Lead-based Paint Hazard Control Program

- The City's Lead-Based Paint Hazard Control Program addresses lead hazards in residential properties, provides code inspections of rental properties, and public education activities through a partnership with Pinnacle Health System's Childhood Lead Poisoning Prevention Center (CLPPP).
- The program is funded by a \$1.2 million HUD Round VI Lead Paint Hazard Control Grant and a \$950,000 Round II Lead Based Paint Hazard Control Grant from the PA Department of Health. The direct federal grant is expended to address lead paint hazards in vacant houses being rehabilitated for sale to homebuyers and in rental property developed by non-profit agencies. The state grant is used to address lead hazards in owner-occupied homes and in Section 8 properties owned by private landlords.
- 35 properties received dust wipe clearances, including 16 which were performed at rental properties completed by the Section 8 Lead-Hazard Control Program. An additional 4 Section 8 projects were pending at the end of the period.
- Lead paint inspections and assessments, using XRF testing, were conducted at 38 other units, including Section 8 properties, in preparation for lead hazard reduction in the upcoming year.

Lead Poisoning Prevention Educational Program

- The City's Department of Building and Housing Development worked with the PinnacleHealth Childhood Lead Poisoning Prevention Program (CLPPP) to provide educational activities designed to teach young children and their families how to prevent lead poisoning.
- The Lead Poisoning Prevention educational program continues to utilize Stomp, the DBHD mascot. Stomp has been very effective in getting the "Stomp Out Lead Poisoning" message to children through interactive song and dance. Children who participated in the program received a T-shirt, backpack, a Stomp coloring book with crayons, and educational materials to take home.
- In 2002, the educational program was presented at an educational event in conjunction with the ARC of Dauphin County, at the State Capitol during Public Health Week and at a Health Fair at St. Paul's Episcopal Church. In August, the kickoff for "The Lead Story" program was held in the Atrium of the City Government Center. "The Lead Story" theme will be presented during the coming year at events where Stomp is present. Stomp also made an appearance the Medical Education Day in the Hilton Hotel, the Children's Literacy Festival at the East Mall and a Health Clinic at Foose Elementary School.

- The Public Health Nurse also participated in informational displays at the Pennsylvania State Farm Show, the Pennsylvania Home Builder's Show, and at four (4) Health Fairs held in the city.
- The Public Health Nurse continues to educate on a one on one basis with families as lead hazard risk assessments are performed. The PHN also tests children for lead poisoning and works with families to ensure that children will not become lead poisoned during the rehabilitation process.

Blood Lead Level Screenings

- Pinnacle Health System's Childhood Lead Poisoning Prevention Program (CLPPP) conducted blood lead level screenings at fixed sites such as Head Start centers and day care centers and clinics, as well as door-to-door.
- 777 children in the Harrisburg area were screened with the results showing 195 children (25%) had blood lead levels ≥ 10 ug/dL (micrograms/deciliter).

Façade Improvement Program (FIP)

- The FIP program provides reimbursement grants of up to \$2,500 per building elevation for facade improvements to residential and mixed-use properties on the Capital Corridors. A \$4,500 reimbursement grant available to owner occupants who are below 50% Median Family Income.
- Twelve FIP projects were approved during the year. Façade improvement work was completed on eight projects. Additionally, three projects were started.
- The eight projects completed consisted of: one single-family owner occupant, three multi-family structures of two rental units each, and four single-family rental units.

<u>ADDRESS</u>	<u>FIP GRANT</u>	<u>PRIVATE FUNDS</u>	<u>TOTAL COST</u>
1527 LOGAN ST	\$2,500.00	\$3,215.00	\$5,715.00
1533 LOGAN ST	\$2,422.50	\$2,422.50	\$4,845.00
1535 LOGAN ST	\$2,422.50	\$2,422.50	\$4,845.00
1537 LOGAN ST	\$2,422.50	\$2,422.50	\$4,845.00
1539 LOGAN ST	\$1,650.00	\$1,650.00	\$3,300.00
1934 N. 3 RD ST	\$2,427.50	\$2,427.50	\$4,855.00
2110 N. 3 RD ST	\$2,500.00	\$2,520.00	\$5,020.00
1621 N. 5 TH ST	\$2,155.00	\$2,155.00	\$4,310.00

RENTAL PROJECTS AND PROGRAMS

Maclay Street Apartments

- The US Department of Housing and Urban Development (HUD) foreclosed on the 301 unit Maclay Street Apartments in December 2000. The property had been managed by a Trustee since November 1997 due to the criminal management of the previous owners. The property is a low income, Section 8 assisted development and over 50% vacant. City Officials convinced HUD to partner with the City in the

redevelopment of this project; to expand the plans to include significant renovations and even some select demolition and new construction; and to deliver over \$11 million in HUD's Up-Front Grant funding to ensure the project's success.

- The City, through a formal Request For Proposals (RFP), selected the team of Struever Brothers, Eccles & Rouse (SBER) and Landex of Maryland (Landex) and formally identified them as 'designated developer' to redevelop Maclay Street Apartments. SBER, Landex and the City developed the scope of work transforming the 301 existing units into 222 affordable rental units and 65 for-sale single-family homes.
- Covering 48 acres, a preliminary, 5-year phased Maclay Apartments Design Plan was prepared by SBER, Landex, and Urban Design Associates in early 2002. A Financing Plan was then developed, that includes \$500,000 in City CDBG funds, \$11.48 million in HUD Up-Front Grant funds, \$1.495 million in Pennsylvania Housing Finance Agency (PHFA) PennHomes first mortgage, \$13.875 million in private equity and financing, and over \$4.5 million in permanent financing for the 65 for-sale homes, for a total project cost of nearly \$32 million.
- HUD Up-Front Grant commitment was received in October 2002. At that time an application was submitted to the Pennsylvania Housing Finance Agency for PennHomes financing and an allocation of Federal Low Income Housing Tax Credits. The Low-Income Housing Tax Credits will be sold to a private investor, and deliver the equity portion of the financing plan. PHFA will make a formal announcement of its LIHTC awards in March 2003. The development team will then close on the financing for the project within 30 days, and begin construction in early summer 2003.
- Final negotiation of the Contract of Sale from HUD to the City began in December 2002, and is expected to be finalized in January 2003.

Rental Rehabilitation Program

- The Rental Rehabilitation Program provides low interest, long-term loans for rehabilitation of quality, affordable rental units. Low or moderate-income households must occupy 51% of the units. Grants are also available for Lead Based Paint hazard control work for units currently occupied by Section 8 assisted families.
- Twenty-six projects were completed this year containing 42 units.

ADDRESS/OWNER	# UNITS	PROJECT COST	PRIVATE FUNDS	PUBLIC FUNDS	COMPLETION DATE
1315 BERRYHILL ST	1	\$14,435	\$0	\$14,435	8/8/02
519 CAMP ST	1	\$15,900	\$0	\$15,900	6/24/02
1631 CARNATION ST	1	\$14,880	\$0	\$14,880	7/25/02
540 CURTIN ST	1	\$13,995	\$0	\$13,995	4/25/02
2432 DERRY ST	1	\$12,860	\$0	\$12,860	8/28/02
1910 GREEN ST	1	\$15,000	\$0	\$15,000	4/15/02
1823 HERR ST	1	\$13,340	\$0	\$13,340	1/11/02
320 HUMMEL ST	1	\$14,375	\$0	\$14,375	3/20/02

2205 LOGAN ST	1	\$11,015	\$0	\$11,015	6/5/02
2207 LOGAN ST	1	\$11,290	\$0	\$11,290	3/20/02
2231 LOGAN ST	1	\$11,580	\$0	\$11,580	5/17/02
1249-51 MARKET ST	9	\$8,500	\$0	\$8,500	5/21/02
2118 N 4 th ST	1	\$14,795	\$0	\$14,795	6/4/02
1621 N 5 th ST	1	\$15,795	\$0	\$15,795	5/6/02
608 N 16 th ST	1	\$16,995	\$0	\$16,995	8/8/02
72 N 17 th ST	1	\$15,000	\$0	\$15,000	9/12/02
87 N 17 th ST	1	\$17,650	\$0	\$17,650	10/17/02
1625 PARK ST	1	\$11,500	\$0	\$11,500	1/18/02
323 PEPPER ST	1	\$10,120	\$0	\$10,120	4/5/02
1822 PENN ST	1	\$15,900	\$0	\$15,900	8/27/02
346 S 13 th ST	2	\$13,800	\$0	\$13,800	6/5/02
32 S 16 th ST	1	\$10,073	\$0	\$10,073	5/22/02
1106 S 19 th ST	1	\$14,384	\$0	\$14,384	1/25/02
2000-2004 STATE ST.	8	\$257,760	\$209,760	\$48,000	2/4/02
1910 SUSQUEHANNA ST	1	\$15,270	\$0	\$15,270	8/28/02
127 SYLVAN TE	1	\$11,735	\$0	\$11,735	6/24/02

Five (5) projects were in progress at the end of the year.

NEIGHBORHOOD FACILITIES

Mount Pleasant Plaza

- The non-profit Community Action Commission, in partnership with Pak's Market, is rehabilitating the property at 1304 and 1312-1314 Derry Street by creating 6400 square feet of commercial retail space for a minimum of 3 market stands/kiosks for local merchants and by installing related site improvements. The space will be leased to businesses which are commercial/retail services serving low and moderate-income persons in the immediate neighborhood. Pak's Market is undertaking additional construction of new commercial space which is privately financed.
- PA DCED committed \$431,000 of Community of Opportunity grant funds to the project. The City committed funding of \$250,000 CDBG (FY2001)
- Initial architectural work began in December 2001 with construction commencing July 2002. As of December 31, 2002, construction was 98% complete. Minor electrical, dry wall, and painting remained unfinished. Projected completion date February 1, 2003.
- Marketing/Lease of retail space is 40% complete. As of year end Jackson Hewitt Tax Preparer had completed a lease agreement.

Mount Pleasant Hispanic American Center

- This project involves the substantial renovations of an historic former school building at 301 S. 13th Street (in the Enterprise Community) to preserve the building, update major systems, and comply with local and federal building requirements.
- The Center provides a host of services to the South Allison Hill and Hispanic Community: case management, a food bank, clothing bank, English as a second Language classes, employment services, drug and alcohol counseling, GED classes, after-school tutoring, community AIDS prevention education, a day care center, and a family clinic.
- City Allocations: CDBG: \$571,625 (FY 97, FY 98, FY 99, FY00, FY01, FY02). Enterprise Community: \$10,658 (The City has allocated a total of \$830,715 in CDBG funds since FY93.)
- Phase VII rehabilitation included slate roof repair and replacement, repair from water damage, cleanup and testing.
- Work commenced in July 2002 and was completed in November 2002.

Central Allison Hill Community Center

- Central Allison Hill Community Center, a recreational facility at 1524 Walnut Street (in the Enterprise Community) received CDBG allocations for HVAC repairs and installation of a sprinkler system and restrooms for a daycare center.
- During the year, DBHD staff sought qualified architects/consultants for the installation of a HVAC system, which was awarded, work began in April 2002 and was completed in May 2002. Installation of the Sprinkler System commenced in October 2002 and completed December 2002. The restroom renovations are conditioned on DPW licensing of a daycare program at the Center.
- CDBG Allocations: \$106,200 (FY97, 99, 00, 01, 02)

Camp Curtin YMCA

- The City allocated CDBG funds for improvements to the Camp Curtin YMCA that serves a low/moderate income area in Uptown Harrisburg. Funded improvements include exterior renovations, installation of windows, roof repair, handicap-accessible restrooms, graffiti removal, HVAC repairs, marquee sign, pool repairs and renovations to the main lobby.
- CDBG Allocation: \$387,500 (FY 99, 01, 02)
- Installation of a new roof and graffiti removal commenced in June 2002 and was completed in July 2002.
- architectural design was completed and specifications were prepared for renovations in the main lobby, project planned for spring of 2003.

Hamilton Health Center

- Hamilton Health Center with healthcare facilities located at 1821 Fulton St. and 1650 Walnut St., received CDBG allocations for roof repairs, ADA access,

exterior lighting, stucco repairs, sewage repairs, door replacement and fence installation.

- CDBG Allocation: \$150,000 (FY 00, 01, 02)
- Installation of a new roof commenced November 2001 and was completed December 2001.
- Bid specifications were prepared for the remaining work in January 2002.

INFRASTRUCTURE IMPROVEMENTS

Capital Corridors Infrastructure Improvements

- The Capital Corridors Infrastructure Improvements Project included planting of street trees, streetlights, and sidewalk and curb repair on targeted blocks of Harrisburg's major streets. The improvements are designed to produce a dramatic visual difference in the appearance and amenity of these major thoroughfares. The infrastructure improvements complement the housing restoration underway on the Capital Corridors as a result of the City's concentration of public funding to these targeted blocks. These revitalization efforts are expected to trigger a spin-off benefit to adjacent neighborhoods and increase property values.
- The areas addressed include N. 3rd Street (Reily to Seneca Street), N. 6th Street (Maclay to Division Street), State Street (13th to 18th Street), Market Street (Cameron to 18th Street), Mulberry Street (bridge to 13th Street), Derry Street (Mulberry Street to 18th Street), 13th Street (State to Paxton Street), and 17th Street (State to I-83).
- The total project cost was \$ 4,214,600. Architectural/ engineering contracts totaling \$65,200 were awarded to H. Edward Black and Associates and John H. Griffith. The general construction contract of \$4,149,400 was awarded to Rogele, Inc. Construction sub-contracts went to Black Landscape Contracting, a Section 3 business, for \$157,033. Another Section 3 and MBE business, JAM Electrical Systems, Inc, received a sub-contract of \$1,052,098.
- Construction was completed early in 2003.

COMMUNITY DEVELOPMENT PROJECTS

Commercial/ Industrial Property Acquisition/Disposition

- DBHD marketed vacant commercial properties located along the Third Street Capital Corridor:
 - The Furlow Building (1222-1224 N. 3rd Street) was listed with Bill Gladstone of NAI/CIR Realty for \$115,000.
 - The PAL Building (1110 N. 3rd Street): DBHD is developing the planned re-use of the site as a type of 'Wellness Center' with several partners, including the City Department of Parks & Recreation, private healthcare providers, and non-profit organizations. Boasting over 29,000 square feet of raw space, a swimming pool, and a gymnasium, the existing structure will cost roughly \$3.8 million to renovate.

- 1130 Herr Street, DBHD is working with a developer to develop this vacant lot into a 10,000 sq. ft. warehouse/office space. The final plans have been submitted and approved by all government agencies. The developer is now securing financing.
- 1600 S. Cameron Street (1099 Elliott Street) - Susquehanna Valley Organics, was designated developer of the parcel by the HRA. However, an environmental testing and remediation program was required. A \$60,000 Industrial Sites Re-Use Grant was procured by the Bureau and is co-administered by the Bureau and the City Engineer's office. Environmental work was substantially completed in 2002.

Economic Development Initiatives Special Projects Grant

- The City of Harrisburg and Modern Transit Partnership secured a \$490,000 grant from HUD in September 2002.
- The funding is used to support the on-going costs of the start-up of MTP, whose mission is to support and promote mass transit, with the ultimate goal of bringing commuter rail to Central Pennsylvania, beginning with CORRIDORone.

NEIGHBORHOOD IMPROVEMENT INITIATIVES

Adopt-A-Block Program

- DBHD provides tools, equipment, signs, etc. to help groups conduct neighborhood cleanups and beautification projects.
- 3 new blocks were adopted; a total of 190 blocks are adopted by 129 captains.
- Program expansion and the solicitation of private business support was extremely curtailed in 2002 due to staff vacancies in DBHD.

Adopt-A-Lot Program

- Individuals or groups can lease city-owned vacant lots for \$1 per year for urban gardening.
- 14 lots were adopted this year. (The number of available lots has decreased due to the sale of properties to adjacent property owners and pending development projects.)

Property Maintenance

- The Bureau maintained an inventory of 500 lots and 55 vacant houses owned by the City and HRA. This inventory of public property includes all properties acquired for HOP, new construction projects, and non-profit organizations.
- The Bureau paid utility bills totaling over \$20,000
- The Bureau awarded \$23,345 in contracts to small, independent contractors for maintenance of structures. These jobs included repairs, cleaning and boarding and securing new acquisitions.

- The Bureau awarded \$99,620 in contracts to small, independent contractors for maintenance of vacant land. These jobs included mowing, trash removal, snow removal, fence and sign installation.

Weed and Seed

- In November 2002, the State of Pennsylvania under Governor Schweiker announced the initiation of a state designated Weed and Seed Program for the City of Harrisburg targeting South Allison Hill.
- Weed and Seed is a collaborative neighborhood improvement initiative that coordinates targeted law enforcement and community involvement. The weeding includes undercover activity, saturation of neighborhood with police personnel, and community policing activities. The seeding initiative incorporates various government agencies, community leaders and community organizations in the process of employment and leadership training, neighborhood revitalization, anti-drug and anti-violence initiatives, community and school education, housing and economic development, and public health.
- At the close of 2002 the Assistance for Impact Delegation (AID) Team had been formed and the TALL Team (community leaders and residents) formation was in progress.

HOMELESSNESS ASSISTANCE

In an effort to combat the root causes of homelessness, the Deputy Director aggressively promulgated the City's policy to support regional efforts for fair housing choice and the identification and prosecution of predatory lenders.

Continuum of Care

- The Housing Bureau provides staff and consulting services to the Capital Area Coalition Against Homelessness for the development and implementation of a regional homeless assistance strategy. This is done in cooperation with Dauphin County, the Greater Harrisburg Foundation, and the Capital Area United Way.
- The regional Continuum of Care was completed on June 19 2002.
- As a result, in 2002, four Coalition agencies received HUD grants totaling of \$1,088,105 as follows:
 - Dauphin County Dept of Adult and Family Services - Homeless Management Information System (HMIS) \$326,097
 - DELTA Housing - Transitional Housing \$252,201
 - YWCA of Greater Harrisburg - Supportive Services \$267,913
 - Covenant Jobs of Harrisburg - Supportive Services \$241,894
- In October, 2002, preparations began for the development of the 2003 Continuum of Care.

Emergency Shelter Grant Allocations

- DBHD allocated \$99,000 in FY2002 HUD Emergency Shelter Grant (ESG) funds to agencies that provide services to homeless persons and families:

<u>AGENCY</u>	<u>ESG FUNDS</u>	<u>PURPOSE</u>
Christian Churches United	\$ 57,000	Emergency Shelter Vouchers
Shalom House	\$ 30,000	Transitional Housing/women
Keystone Service Systems	\$ 12,000	Mental Health Counseling
TOTAL	\$ 99,000	

PORTFOLIO MANAGEMENT

In 2002, the Housing Bureau administered the FNMA Downpayment Assistance Loan Program, which provided loans to homebuyers for the purchase of homes in Capitol Heights. Since the inception of the program in late 2000, 13 loans totaling \$71,715 have been made to Capital Heights homebuyers. Housing staff monitors the collection efforts of these loans by a contracted third party; Amerinational Community Services, on a monthly basis.

In January 2002, the Housing Bureau approved and released the annual Rental Assistance payment for Washington Square Apartments, Phase II. The payment was \$267,379 and is intended to keep rents affordable to low and moderate income households. It is funded with a Housing Development Action Grant originally received in the late 1980's.

The Housing Bureau is servicing a portfolio of 70 loans to homeowners, landlords and developers with an original principal value of \$903,168.85. This portfolio provides annual program income, which is used to fund additional housing activities.

CONSOLIDATED PLAN

The Bureau prepared the Consolidated Plan for CDBG, HOME and ESG funding as required by HUD, receiving and evaluating proposals/budgets for 12 in-house projects/cost centers and 13 non-profit agency activities. The Bureau prepared information for neighborhood meetings on community development needs and workshops on proposal submissions. The Bureau prepared the proposed plan (use of funds) for the Mayor's consideration, for public comment, for submission to City Council and for presentation at City Council. The Bureau prepared the submission to HUD.

WAGE AND LABOR ENFORCEMENT

During the 2002 calendar year, the Housing Bureau administered the Davis-Bacon Wage Act and Section 3 of the Housing and Community Development Act on the following projects. Several were continuing from 2001.

Project	Contractor	Amount	Complaints & Investigations	Corrections & Restitutions
Camp Curtin YMCA	Miller & Norford	\$64,900	2	2
Capital Corridors Site Improvements	Rogele	\$4,149,410	10	8
Hamilton Health Center	Bill Jackson Services	\$49,750	1	1

Mt. Pleasant Hosp.- Am. Center Door	Tassone Construction	\$9,845	2	2
Camp Curtin YMCA Roof	Nicholas Evanoff Co.	\$59,950	4	4
Central Allison Hill Comm. Center- Install. Of HVAC	H.L. Bowman, Inc.	\$24,600	5	5
Mt. Pleasant Hosp.- Am. Center Roof	Leelands Slate Roof Repair	\$26,230	4	4
Mt. Pleasant Plaza	Quandel Group; Eshenaur's Fuels; Shannon A. Smith, Inc.; Williams Service Co.	\$1,511,383	41	27
Central Allison Hill Comm. Center- Install. of Sprinkler System	King's Fire Protection, Inc.	\$17,500	5	5

STAFF DEVELOPMENT

The Housing Bureau staff participated in the following training opportunities in 2002:

- Neighborhood Reinvestment Training Institute, Using the HOME Program, December 12-13 (kat) March 12-15 (CH)
- HUD/Integrated Disbursement Information System (IDIS) (CH) Sept 30-Oct 2 Nov 11-12-13 (CH)
- Basic Real Estate Development – February 4-6 (RS) (MS)
- PHFA Conference – November 19-21 (RS)(BD) (MS)
- Vacant Property in PA Cities and Towns – December 4 (RS)(BD)(MS)
- Neighborhood Reinvestment Training Institute, Creating Neighborhoods of Choice Through revitalization August 10-14 (DL)
- PENNSAFE, Pennsylvania Safety First- July 12 (DL)
- National Seminars, Rockhurst Univ. "Coaching and Discipline for Management – Aug. 13-14 (LGB)
- Rotary International, Classification talk presentation on Housing Bureau's role (MS)

Bureau of Codes

Housing Inspections

In 2002, the Bureau of Codes took aggressive measures to achieve compliance with City codes. The Bureau:

- served 38 housing warrants on 13 individuals;
- initiated Public Nuisance Misdemeanor charges with Dauphin County District Attorney's Office to force the abatement of violations on 5 properties;
- responded to 4,269 complaints
- issued 1,063 citations to property owners who failed to correct violations
- placarded 178 properties as unfit for human habitation;
- conducted 4,229 inspections for building permit compliance;
- issued 239 condemnation orders;
- brought 2,566 violations or properties into compliance;(compliance includes buyers and rental inspections)
- inspected 7 properties following drug raids, resulting in 4 being brought into compliance within 30 days;
- conducted 1,289 Rental Inspections;
- conducted 1,747 Buyer's Notification Inspections;
- conducted 23 Rooming House Inspections.

In-House Demolition Program

- During the second full year of operation of the In-House Demolition Program, a total of 54 dilapidated structures were demolished.
- Based on the current cost analysis associated with city demolition, the city maintains substantial savings compared to publicly bid contracting costs for demolition.
- Approximately 82 additional properties are slated for demolition in the coming year.
- Aggressive enforcement tactics and strategies, i.e. misdemeanor complaints, equity in action filings and preliminary injunctions are employed in an effort to force responsibility of demolition to the property owner.

In-House demolitions:

1) 334 S 16 th Street.....\$12, 508.60	8) 1539 Swatara Street..... \$2, 835.29
2) 336 S 16 th Street.....\$9, 783.26	9) 1541 Swatara Street..... \$2, 633.29
3) 338 S 16 th Street.....\$9, 783.26	10) 1518 ½ N 5 th Street \$20,402.80
4) 1531 Swatara Street\$5, 206.40	11) 1600 Hunter Street \$17, 884.52
5) 1533 Swatara Street\$4, 248.89	12) 1517 Hunter Street \$10, 255.51
6) 1535 Swatara Street\$2, 836.29	13) 1507 Compass Street..... \$3, 756.87
7) 1537 Swatara Street\$3, 221.53	14) 334 Boyd Street..... \$3,824.50

15) 336 Boyd Street	\$3,919.50	36) 1646 Wallace Street	\$7,950.77
16) 2044 N 4 th Street.....	\$23, 600.00	37) 1648 Wallace Street	\$7,950.77
17) 2046 N 4 th Street.....	\$11, 829.23	38) 1650 Wallace Street	\$7,950.77
18) 1932 N 5 th Street.....	\$15, 675.60	39) 1606 N 6 th Street	\$10,135.36
19) 306 Muench Street.....	\$13, 336.36	40) 612 Kelker Street.....	\$29,502.28
20) 308 Muench Street	\$11, 151.30	41) 614 Kelker Street.....	\$14, 400.00
21) 1328 Susquehanna St. .	\$10, 690.96	42) 1718 N 3 rd Street	\$14, 888.22
22) 1821 ½ N 5 th Street.....	\$9, 547.51	43) 236 S 13 th Street.....	\$19,613.47
23) 1705 N 5 th Street.....	\$11, 376.37	44) 2216 N 6th Street	\$24,000.00
24) 1705A N 5 th Street	\$5, 576.49	45) 209 Crescent Street	\$11,000.00
25) 338 Harris Street.....	\$15,125.00	46) 211 Crescent Street	\$3,840.00
26) 1323 Marion Street	\$7,078.30	47) 339 Pepper Street.....	\$20,566.39
27) 326 Reily Street	\$10, 650.41	48) 341 Pepper Street	\$11, 223. 97
28) 328 Reily Street	\$11, 630.29	49) 343 Pepper Street	\$11, 224.90
29) 1536 N 6 th Street.....	\$6, 804.00	50) 1901 N 3 rd Street	\$6,703.06
30) 41 S 17 th Street	\$21,000.00	51) 1903 N 3 rd Street	\$6,466.93
31) 24-26 S 13 th Street.....	\$21,000.00	52) 1903 ½ N 3 rd Street	\$17, 733.17
32) 512 Hamilton Street	\$8,000.00	53) 1712 Market Street.....	\$12,710.58
33) 514 Hamilton Street	\$13,000.00	54) 1714 Market Street.....	\$15,662.60
34) 1652 Wallace Street.....	\$3,621.96	Total Demolitions - 54	
35) 1626 Wallace Street.....	\$7,950.77	Total Costs - \$605,268.30	

Abandoned Vehicles

- 112 vehicles, most of which are stolen or having owners with multiple warrants, were removed under the Bureau of Codes Health Code provisions in cooperation with the Police Bureau's Abandoned Vehicles Unit.

Neighborhood Mitigation and Penalty Fund

- The Neighborhood Mitigation Fund that allows for a \$25.00 fee to the City for every guilty verdict rendered by a District Justice for a code violation has resulted in the bureau responding to several neighborhood nuisance problems.
- 13 Structures were clean and sealed and 8 site cleans up were conducted throughout the year utilizing existing penalty fee funds

Capital Corridors

- The Bureau of Codes has systematically inspected properties along the designated Capital Corridors.
- 107 permits were issued for residential repairs and alterations, with a construction value of \$822,906. 49 permits were issued for repairs and alterations to commercial properties with a construction value of \$9,704,262

Citizen Inspection Program

- The Citizen Inspection Program empowers citizens to take direct action to improve their neighborhoods by training volunteers to notify property owners to correct exterior code violations. If the violations are not corrected by a specified date, the citizen inspector turns the notification over to the Bureau of Codes.
- 102 persons have been trained to be citizen inspectors since the program began.

Health Issues

In 2002, the Health Officer:

- Investigated 52 confirmed cases of child lead poisoning reported to the Bureau (80% of those cases were abated).
- Conducted 80 inspections for the summer lunch program.
- Inspected 187 public eating and drinking establishments.
- Developed Annual Rating scale and decal.
- Continued the contract with the Family Health Council and the State Department of Health to fund sexually transmitted disease services to the teen and adolescent health clinics in Harrisburg. The Health Officer served as an intermediary to ensure coordination and communication within the school district.
- Held two Safe Food Service Meetings to review Federal, State and City food handling regulations and the use of the City's new Annual Rating decal.
- Attended meetings with various agencies that target health care issues, such as: the Dauphin County Safe Kids Coalition, Department of Public Welfare, Department of Education, the YMCA, Diversity in Healthcare Task Force and the Department of Health.

Building Permits

- The Bureau of Codes issued 1,567 building permits for residential and commercial work, representing \$107,581,575 in construction costs.
- Building permits were issued for major projects, including:

<u>PROJECT</u>	<u>CONSTRUCTION VALUE</u>
FARM SHOW ARENA	\$36,085,818
CAPITOL COMPLEX	\$8,649,551
HOMELAND CENTER	\$2,099,275
DAUPHIN COUNTY COURT HOUSE	\$4,800,000

PA. STATE MUSEUM	\$3,923,500
LINCOLN ELEMENTARTY SCHOOL	\$6,407,204
1100 ASSOCIATES	\$2,507,413
211 N FRONT ST ASSOCIATES	\$13,132,000
STAWBERRY SQUARE	\$1,272,000
POLYCLINIC MEDICAL CENTER	\$2,500,000
ST. STEPHENS EPISCOPAL CHURCH	\$2,330,450

Total.....\$84,979,311

Revenues Collected

The Bureau of Codes collected revenue from the following sources:

1,747	BUYER NOTIFICATION APPLICATIONS	\$105,960
1,567	BUILDING PERMITS.....	\$746,819
1,265	ELECTRICAL PERMITS	\$125,450
356	FIRE PREVENTION CODE PERMITS	\$8,085
1,707	ZONING PERMITS.....	\$87,503
1,807	ELECTRICAL LICENSES.....	\$43,270
701	HEALTH LICENSE	\$26,825
395	PLUMBING PERMITS.....	\$31,178
1,747	RENTAL INSPECTION APPLICATIONS	\$32,720
765	PLUMBING LICENSES	\$23,105
34	ROOMING HOUSE PERMITS	\$2,284
8	HOUSING CODE BOARD OF APPEALS CASES.....	\$1,000
5	SPECIAL PERMIT FEES	\$225
42	FLOOD PLAIN CERTIFICATIONS.....	\$2,708
	LICENSE EXAMINATION FEES	\$5,725
3	DUMPSTER PERMITS	\$105
	SUMMER FOOD SERVICE PROGRAM.....	\$5,000
	DISTRICT JUSTICE FINES	55,128
TOTAL		\$1,303,090

Housing Code Board of Appeals

- The Building and Housing Code Board of Appeals board members were Camille Eurice, John Staz, David Wise and Margaret Danner. James Cowden is the board solicitor.
- The board heard 8 cases during the year. 7 cases involved condemnation orders and 1 building code violation. In all cases, the board supported the City's position.

Health Board

- The Health Board members were Dr. Daniel Ian Weber, Frederika McKain and Dr. Nelson M. Gantz. The Health Officer serves as the liaison for the board.
- An extensive meeting was held with the Health Board and the Fire Bureau addressing concerns by the board relative to Anthrax and evacuation of the City if ever deemed necessary.
- No appeals were heard by the board this year
- Issues discussed included a comprehensive health coordinating system, the West Nile virus, and emergency response plans for health hazard incidents.

Plumbing Board

- The Plumbing Review Board issued 765 licenses. Board members were Terri Martini, William Rutherford, George Hiddeman, and John Brinjac.
- No appeals or licensing issues were presented during this reporting year.
- 13 individuals tested for their Master's License, with 11 achieving a passing grade.
- 35 individuals tested for their Journeyman's License with 35 achieving a passing grade.

Electrical Board

- The Electrical Code Advisory Board issued 1,807 electrical licenses. Board members were James McKamey, Sr., Michael Duval, Terri Martini, and Kevin Baum. There were four vacancies on the board.
- No appeals or licensing issues were presented during this reporting year.
- 22 individuals tested for their Master's License, with 10 achieving a passing grade.
- 103 individuals tested for their Journeyman's License, with 47 achieving a passing grade.

Staff Development

The Bureau of Codes staff participated in the following training opportunities:

- Building Code Certification
- Floodplain Certification
- State Wide Building Code
- Electrical Code

BUREAU OF PLANNING

Comprehensive Plan

In 2002, the Planning Bureau undertook renewed efforts towards the adoption of a new Land Use Plan and Zoning Code. The original drafts were prepared by consultants in 1998. Following the initial introduction of the legislation in 2001, staff carefully reexamined the drafts in search of areas where refinement was in order. Staff rewrote and formatted the Land Use Plan for improved clarity and ease of use. Staff also adjusted several regulations within the draft Zoning Code to reflect current demands. The Planning Commission approved the changes in October. The Bureau is completing updated graphics and will proceed with introduction to City Council in 2003.

Neighborhood Plans

Midtown Market District

- The final audit of Year 1 monies was completed. The Planning Bureau began compilation and preparation of file documents for the audits of Years 2 through 5, to occur in 2003.
- City staff coordinated continuing land use approvals for signage at the Midtown Reily Center, the first new cinema in the City of Harrisburg in a number of decades. The cinema should create some additional operating monies for the District.

South Allison Hill Neighborhood Action Strategy

- City staff continues to work with the Community Action Commission, which is handling the implementation of the plan. Staff worked with the Housing Bureau to assess properties in the 200 block of South 13th Street for possible land use changes. At this time, staff recommends residential in-fill as the best development alternative for empty lots. Staff also worked with the owner of B&M Automotive and the Redevelopment Authority for the zoning approval and ultimate sale of 214 South 13th for accessory parking. Mount Pleasant Plaza proceeded with construction and tenanting. Finally, in 2002, the South Allison Hill strategy area (Census Tract 213) was designated as a State "Weed and Seed" target zone.

Uptown Neighborhood Action Strategy

- In 2002, Staff completed printing and distributed copies of the Uptown Neighborhood Action Strategy. The document was used in the development of the Maclay Street Apartments revitalization (see Housing Bureau report) and other projects. Along with ongoing support to the Wesley Union Community Development Corporation (designated lead agency for the strategy), staff assisted others seeking development opportunities. The Dauphin County Library System consulted staff in its efforts to relocate from its storefront facility in the Uptown Shopping Center to a freestanding structure on North 3rd Street. Early in 2002, staff worked with Wesley Union to complete a survey of businesses in the Uptown service area. Staff turnover at WUCDC prevented full completion of the survey analysis and reports.

Current Planning

- The Bureau of Planning coordinates the review of all land development applications to the City with the City Engineer, Assistant Codes Administrator, Fire Bureau, and Police Bureau and, when necessary, with the Dauphin County Planning Commission and other City or County agencies.
- The Bureau staffs the Harrisburg Planning Commission (HPC), the Harrisburg Architectural Review Board (HARB), and the Zoning Hearing Board (ZHB). Staff prepares reports to assist these boards and commissions in making decisions.
- Bureau staff is actively involved in City Council committee meetings when HPC or HARB forwards Subdivision/Land Development, conditional use, zoning amendment or historic district permit requests for City Council action. Following City Council action, staff reviews the final documents to ensure full compliance with the City's approval.
- The Bureau reviewed requests for easements over the public right-of-way in 2002. A number were for allowing ramps or other devices to help businesses comply with requirements of the American with Disabilities Act. There were also several for awnings and outdoor seating, adding to the interactive atmosphere of the "Restaurant Row" which has blossomed along the Downtown portion of Second Street.

Plans and Permits Unit

- The Plans and Permits Unit provides an efficient and coordinated development application review. The Unit consists of City planners, building code administrators, engineers, and representatives of the Fire and Police Bureaus. Members meet every week to review proposed and current developments and applications for special exceptions, variances, subdivisions, land development projects, conditional uses, historic district applications, and building and zoning permits.
- In 2002, the Unit's recommendations were adopted by the Harrisburg Planning Commission in 90% of the cases (70 of 78 cases*) and by the Zoning Hearing Board in 87% of the cases (27 of 31 cases*).

*Note: some cases were combined cases, such as special exceptions and land development plans, or special exceptions and variances; thus causing a discrepancy between the total number of cases listed above and the total listed in the next section. Combination applications were divided into their respective categories in the Harrisburg Planning Commission section.

Harrisburg Planning Commission

- HPC members for 2002 included Joseph Alsberry (Chair), Vern McKissick III (Vice-Chair), Ray Cunningham, Leon Czikowsky, and J. Alex Hartzler. Grateful acknowledgement is given to Gina H. McBean-Linton, who resigned during 2002 after serving in and chairing the HPC for several years.
- A total of \$2,704 in fees was collected for land developments, subdivisions, easements, and official map change applications.
- The Harrisburg Planning Commission (HPC) reviewed 80 applications:
 - Land Development Plans..... 13
 - Subdivisions2

Planned Residential Development.....	0
Conditional Uses.....	1
Street Vacations	5
Major Easements.....	2
Special Exceptions/Variances	23
Blighted Property Re-use Certifications.....	32
Extensions for Plan Recording	1
Zoning Amendments.....	1
TOTAL.....	80

Harrisburg Architectural Review Board

- HARB members for 2002 included Anna Bianco (Chair/Realtor), Joseph DiComo (Vice-Chair), Art Emerick (Assistant Codes Administrator), Karl Martin, and Kristin McKissick (Architect).
- During 2002, 59 historic district applications were reviewed by the HARB. Cases involved the following matters:

Repair and renovations	26
New construction and additions	7
Fences	5
Signage and murals	10
Accessibility ramps.....	2
Demolition	5
Awning	7
Surface parking lots	2
Statues and monuments	1
TOTAL	59
- HARB approved 48 applications, agreeing with staff 92% of the time.
- City Council approved 46 applications, agreeing with staff 97% of the time. City Council overturned two denials issued by HARB with one denial case still pending at the end of the year.
- In addition to these board-reviewed applications, the Planning Bureau staff also reviewed and approved 120 applications for in-kind repair or replacement in the municipal historic districts.

Harrisburg Zoning Hearing Board

- During 2002, the members of the ZHB were Marian Frankston (Chair), Andrew Giorgione and Michael Stringent. James Cowden served as legal counsel.
- The Zoning Hearing Board made 30 decisions regarding variances and special exception applications.
- The revenues received for cases heard by the Zoning Hearing Board were \$4,500.

Environmental and Historic Review

- The Planning Bureau obtained clearance from the Pennsylvania Historic and Museum Commission and the Advisory Council on Historic Preservation for the demolition of 53 buildings. Section 106 of the National Historic Preservation Act of 1966, as amended, requires that all federally assisted building demolition projects receive clearance from the State on their potential impact upon historic and archaeological resources. It is important to note that the City reluctantly demolishes structures, given the heritage it so embraces. These demolitions are to remove blighting conditions that will otherwise lead to the deterioration of other nearby structures and the important neighborhoods the Administration seeks to revitalize.
- The National Environmental Policy Act of 1969 requires that all federally assisted projects must receive an environmental review and clearance. Most of the City's federally funded programs have received multi-year clearances that are annually reviewed by HUD.

Regional Planning

Planning Bureau staff advocates City policies encouraging equitable and sound development in various regional planning activities. Staff participated in:

- Tri-County Regional Planning Commission (TCRPC)
- TCRPC's Regional Growth Management Committee
- Harrisburg Area Transportation Study (HATS), the Metropolitan Planning Organization for transportation issues and projects, including the HATS Transportation Plan Committee preparing for a 2003 update
- South Central Assembly for Effective Governance's Land Use and Growth Management Advisory Committee
- Pennsylvania Planning Association
- 10,000 Friends of Pennsylvania Policy Committee
- Paxton Creek Watershed and Education Association

National Flood Insurance Program Community Rating System

- The City of Harrisburg continued participation in the Federal Emergency Management Agency's Community Rating System (CRS), for which the City qualified in 1990. Since that time, the City has joined a select number of communities in the Class 7 status, resulting in a 15% discount on flood insurance premiums. Of the 900 participating communities, only 102 (11%) are rated Class 7 or higher.
- During 2002, staff completed the re-verification process with FEMA's consultants, completed outreach programs, reviewed floodplain construction projects, and monitored flood maintenance programs operated by the City. Staff has begun work on an updated Flood Management Plan, coordinating many different tactics into one strategic plan for public education and agency action to effectively prepare for and ameliorate flooding conditions. The Plan will be completed during the early part of 2003.

Geographic Information System

- The GIS Manager installed ArcExplorer, a free GIS viewer from ESRI, on all computers in DBHD and provided training for the staff. This program allows the staff to find parcel information and determine the zoning code that applies to a parcel as well as if it resides in a flood zone or historic district.
- A grant was obtained for \$18,000 worth of GIS software from ESRI, the leading GIS software manufacturer in the world. This software will now be used for most GIS projects in the City. The Bentley software will still be used in some Engineering projects.
- The City received a \$30,000 grant from FEMA as part of the Community Technical Partners program. The City's investment in the GIS was accepted as a matching share. A similar grant will be released by FEMA for 2004 also. The purpose of the grants is to fund a Paxton Creek flood modeling project by Skelly & Loy, Inc. to update hydrologic and hydraulic information, resulting in revised and updated Flood Insurance Rate Maps of the Paxton Creek floodplain.
- The GIS Manager worked with the Bureau of Fire to acquire a community calling system from Dialogic Communications Corporation. This system will allow the City to call City residents through an automated system to warn of emergency situations.
- The engineering firm of Skelly & Loy continued to assist the Planning Bureau in the operation, maintenance and update of GIS information.
- The GIS system was used to prepare:
 - Crime and traffic accident maps for the Bureau of Police and the District Attorney's office, as well as a Drug Free School Zone map;
 - Maps for grant applications and planning purposes for DBHD and the Department of Parks and Recreation;
 - Maps of projects and flood information
 - Maps to better manage the disposition of City-owned properties;
 - Routine mapping requests from other bureaus and the public.

Communications Unit

- Publications: The Unit researched, wrote and designed a number of informational publications including the department newsletters, *Community Ink*, and *Contractor Quarterly*. Both newsletters were twice the size of previous editions, with a much greater amount of information being presented to the public. The unit also reviewed and updated a number of department brochures and guides. Work continued on a 22-year DBHD retrospective booklet
- Real Estate/Housing Program Marketing/Advertising: Development of a comprehensive advertising campaign aimed specifically at the Homeownership Opportunities Program (HOP) was continued. The Communications Officer chaired six Marketing Meetings of Housing staff. Additional copies of the new homes' color marketing brochure were printed. A display was designed to promote HOP homes and all Housing programs. The display was placed in the Atrium of City Government Center. Large HOP posters were displayed in bus kiosks throughout the City. Multiple newspaper advertisements were run in local and city publications for HOP properties and advertising was placed on the Touch radio. Photos were staged and a postcard advertising HOP properties was mailed to 5,000 renters in the city. The postcard design was used as the image for movie theater advertising placed at Hoyt's Cinemas. Flyers were distributed to all City employees on HOP properties

and letters were drafted to city employers and churches asking them to aid in the distribution of information on HOP properties. The Communications Officer participated in the Housing Bureau's distribution of HOP posters to Harrisburg neighborhoods.

- Consolidated Plan Meetings: Advertising and informational materials were updated for the CDBG Public Meetings that will be held in February of 2003. The Communications Unit prepared displays, graphics and PowerPoint presentations for Harrisburg City Counsel meetings at which CDBG funding was discussed.
- Special Events and Other Projects: The Communications Officer continued to develop new "Stomp the Dinosaur" materials for the 2002 Lead Paint Awareness Campaign. A Mayoral press conference was held showcasing the Lead Awareness Program. The Communications Unit assisted the Health Officer with advertising, informational materials and staffing of two Safe Food Service Meetings held at the Broad Street Market and City Island Carrousel Pavilion. Two PowerPoint presentations were prepared and presented at the PAHRA Convention in Pittsburgh. A DBHD display and informational table was designed and supplied and a PowerPoint presentation "Diamonds in the Rough" was prepared for presentation at the PHFA Housing Conference at the Harrisburg Hilton and Towers. The unit photographed community development projects and events; and produced housing development project signs, and forms.
- Award Submissions: Applications were prepared and submitted for a number of award programs throughout the year. The department received recognition of Capitol Heights development and Melrose Gardens project from the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA). The department also received the coveted PAHRA Bellamy Award for the Melrose Gardens project from PAHRA. Award material was also submitted on behalf of Summit Terrace Neighborhood Association for the Non-Profit Innovations Award. As a result, the group was selected as an award finalist.
- Department Communications Events – The Communications Officer coordinated team-building activities to bolster department relationships and staff cooperation.

Staff Development

In 2002, Planning Bureau staff participated in the following training opportunities:

- Preservation Pennsylvania – Preservation 101 – Bethlehem, May 1
- South Central Assembly - Summit V: Economic Development and Community Planning – Lebanon Valley College, October 15
- PA Historical and Museum Commission - Historic Architectural Review Board Workshop – Altoona, October 26
- PA Planning Association - Planning Commission Workshop - State College, October 27

**FINANCIAL ANALYSIS SUMMARY
2002 BUDGET**

2002 Expenditures *	Budget	Actual
<u>0134 Office of the Director</u>		
Personnel Services	123,992	111,650
Operating Expenses	2,550	5,935
Capital Outlay	0	0
TOTALS	126,542	117,585
<u>0135 Bureau of Planning</u>		
Personnel Services	138,104	145,307
Operating Expenses	32,995	22,940
Capital Outlay	0	0
Grants	0	9,650
TOTALS	171,099	177,897
<u>0137 Bureau of Codes</u>		
Personnel Services	742,766	696,421
Operating Expenses	68,950	63,429
Capital Outlay	0	0
TOTALS	811,716	759,850
<u>Total Department of Building and Housing Development*</u>		
Personnel Services	1,004,862	953,378
Operating Expenses	104,495	92,304
Capital Outlay	0	0
Grants	0	9,650
<u>TOTAL EXPENDITURE</u>	<u>1,109,357</u>	<u>1,055,332</u>

* Excludes Bureau of Housing's direct (service delivery) costs for federal, state and other grant programs.

(Expenditure Analysis Summary, Continued)

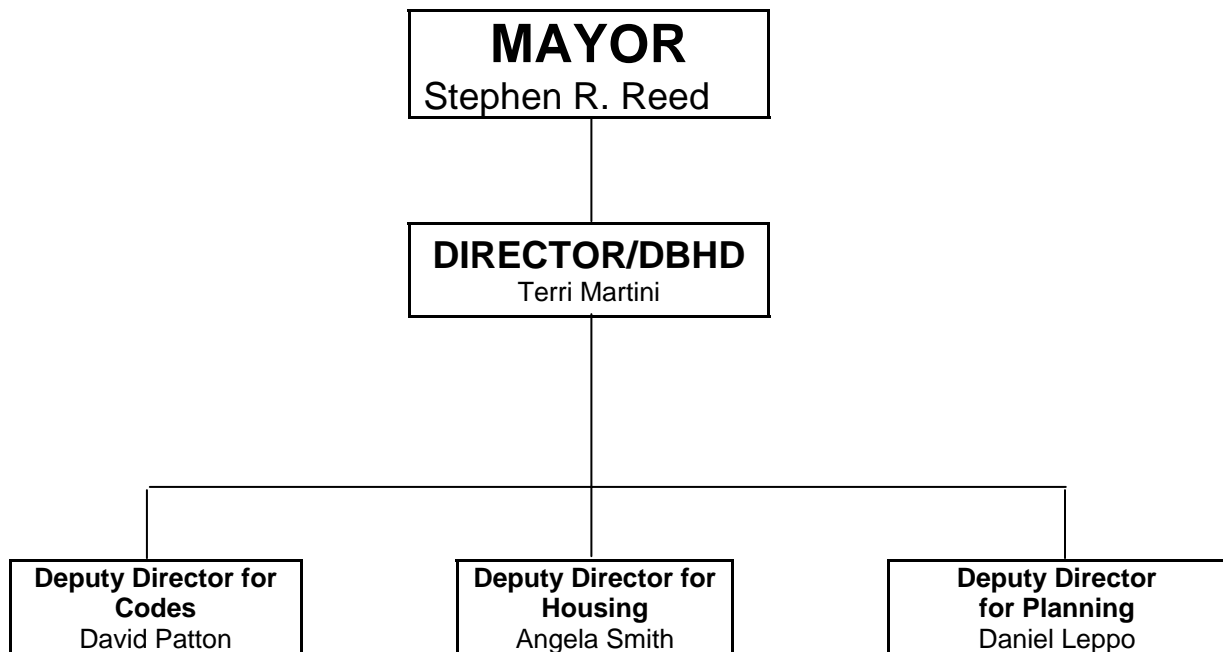
2002 Expenditures *	Budget	Actual
<u>3795 Bureau of Housing Development</u>		
Personnel Services.....	674,561.....	625,311
Operating Expenses	335,252.....	219,675
Capital Outlay	5,183.....	1,359
Indirect Cost.....	75,000.....	75,000
Debt Services Pmt.	417,305.....	395,884
Professional Services	269,957.....	183,975
Misc. Contracted Services.....	1,545,370.....	1,039,600
Grants to Subrecipients	728,637.....	647,362
TOTAL.....	4,051,265.....	3,188,166

* Oct. 1, 2001 - Sept. 30, 2002

2002 REVENUE - Department of Building and Housing Development

Development Grants.....	1,264,705
Community Development Block Grant Program (CDBG).....	2,911,000
Emergency Shelter Grant Program (ESG)	99,000
Home Investment Partnerships Program (HOME)	802,000
State Reuse Grant.....	500,000
Lead Paint Hazard Control Grant	221,648
Summer Lunch Program	5,000
FEMA - CTP Grant	30,000
EDI Special Projects	490,000
CDBG Program Income.....	315,864
HOME Program Income	47,533
Planning - Fees.....	7,204
Codes - Inspections, Permits, Licenses, Fees & Fines.....	1,303,090
Total Revenue	7,997,044

DBHD ORGANIZATIONAL CHART



- | | | |
|---------------------------------|--------------------------------|--------------------------|
| 1 Assistant Codes Administrator | 1 Grants Administrator | 3 Planners |
| 1 Health Officer | 1 Real Estate Director | 1 GIS Manager |
| 1 Electrical Inspector | 2 Rehab/Construction Directors | 1 Communications Officer |
| 1 Plumbing Inspector | 1 Loan Asset Manager | |
| 8 Codes Enforcement Officers | 1 Lead Nurse | |
| 1 Administrative Assistant | 3 Project Managers | |
| 1 Secretary | 3 Rehab Specialists | |
| 2 Clerk Typists | 2 Administrative Assistants | |
| | 1 Secretary | |
| | 1 Receptionist | |

2002 POSITION SUMMARY

<u>EMPLOYEE NAME</u>	<u>POSITION</u>	<u>EMPLOYMENT DATE</u>
OFFICE OF THE DIRECTOR		
Theresa A. Martini	Director	05-01-89
BUREAU OF HOUSING		
Angela C. Smith - Aumen	Deputy Director for Housing	03-01-93
Brendon J. Booz	Grants Officer	01-01-01
Ray A. Burnett, Sr.	Rehab Specialist	07-16-79
Larry G. Burrell	Project Director for Construction	03-16-98
Bryan Davis	Project Director	08-05-02
Edward Culton	Rehab Specialist	
Christine M. Howe	Project Manager	08-04-80
Darrell N. Livingston	Project Manager	09-21-98
Pamela B. Mari	Administrative Assistant	06-07-93
Kathleen Y. Quenzer	Clerk	04-24-78
Carol Lark (contract empl.)	Wage & Labor Enforcement	
Judith R. LeGrand-Roman	Administrative Assistant	05-22-78
Karen Orlando (contract empl.)	HUD Nurse Coordinator	
Florinda A. Smith	Administrative Assistant	02-04-80
Raymond L. Spencer, Jr.	Project Director for Real Estate	11-16-92
Mark Stone	Project Director/Asset Manager	07-02-01
Steven T. Thompson	Rehab Specialist	11-16-81
Kathy Toepfer	Project Manager	11-12-02
BUREAU OF CODES		
David E. Patton	Deputy Director for Codes	07-17-95
Arden T. Emerick	Assistant Codes Administrator	12-4-00
Craig Sherrick	Health Officer	7-30-01
Mary Bellamy	Administrative Assistant II	12-11-78
William Garber	Codes Enforcement Officer	2-16-99
Earl Dieffenderfer	Codes Enforcement Officer	05-16-94
Joseph Farrell	Housing Enforcement Officer	06-27-94
George Hiddemen	Plumbing Inspector	05-12-72
Charles Jenakovich	Codes Enforcement Officer	08-17-87
Darryl Restagno	Codes Enforcement Officer	08-12-02
William Meyer	Electrical Inspector	05-10-76
Patricia Stewart	Clerk Typist/Data Entry	09-16-80
Betty Thompson	Secretary	06-16-80
Joseph Vajda	Codes Enforcement Officer	08-17-87
Lucille Walker	Clerk Typist/Data Entry	12-20-76

BUREAU OF PLANNING

Daniel C. Leppo	Deputy Director for Planning	09-20-93
Beth Bohlinger	Urban Planner	09-03-02
Donald Helms	GIS Manager	11-05-01
Christian Mostert	Urban Planner	08-01-02
Charles A. Schulz	Communications Officer	12-10-01
Christopher A. Wonders	Senior Urban Planner	10-13-99

Resignations

Dawn Mari, Graphics Technician II, 5/15/95 – 3/29/03
Naweed Bhatti, Codes Enforcement Officer, 10/28/81 – 10/31/02
Jennifer Hightower Thompson, Project Manager, 6/25/01 – 7/31/02
Dennis Straub, Senior Urban Planner, 7/2/01 – 7/6/01

New Employees

Beth Bohlinger, Urban Planner – 9/3/02
Brendon Booz, Grants Officer – 10/21/02
Bryan Davis, Project Director – 8/5/02
Samantha Evans, Codes Enforcement Officer I – 4/8/02
Christian Mostert, promoted from intern to Urban Planner I – 1/7/02
Darryl Restagno, Codes Enforcement Officer I – 8/12/02
Kathy Toepfer, Project Manager – 11/12/02

LOCATION OF OFFICES:

Department of Building and Housing Development
Dr. Martin Luther King, Jr. City Government Center, Suite 206
10 N. 2nd Street, Harrisburg, PA 17101

PHONE NUMBERS:

Office of the Director: (717) 255-6423
Bureau of Codes: (717) 255-6552
Bureau of Housing: (717) 255-6428
Bureau of Planning: (717) 255-6480

BOARDS AND COMMISSIONS

DBHD provides staff support for the following boards:

Director	Housing	Codes	Planning
<ul style="list-style-type: none">Enterprise Consortium	<ul style="list-style-type: none">Vacant Property Reinvestment Board (VPRB)	<ul style="list-style-type: none">Building and Housing Code Board of AppealsElectrical Code Advisory BoardPlumbing Review BoardHealth Board	<ul style="list-style-type: none">Harrisburg Planning Commission (HPC)Zoning Hearing Board (ZHB)Harrisburg Architectural Review Board (HARB)

PROFESSIONAL AND COMMUNITY MEMBERSHIPS

DBHD staff are members of the following boards, committees and organizations:

- 10,000 Friends of Pennsylvania Policy Committee
- American Planning Association
- Affordable Housing Trust Fund Advisory Board
- Building Officials and Codes Administrators (BOCA)
- Commonwealth of PA Regional Housing advisory Council
- Capital Area Coalition against Homelessness, Coordinating Committee
- Collaborative for a Healthier Harrisburg
- Dauphin County Collaborative Board
- ENVISION Capital Region Government Foundations Team
- Enterprise Consortium
- Greater Harrisburg Arts Council
- HACC Center for Technology & Arts Building Committee
- Harrisburg Area Transportation Study (HATS) MPO
- Harrisburg Electrical Board
- Harrisburg Housing Authority
- Harrisburg Plumbing Board
- Harrisburg Redevelopment Authority (Chair)
- Harrisburg Regional Chamber Leadership Harrisburg Area
- Harrisburg Rotary
- Health Care Taskforce
- JROTC Academy Advisory Board
- Keystone Opportunity Zones – Administrators Committee
- Local Housing Options Team
- New Baldwin Corridor Coalition
- NAHRO - National Association of Housing and Redevelopment Organizations
- PAHRO - Pennsylvania Association of Housing and Redevelopment Authorities
- National Association of Local Boards of Health (NALBOH)
- National Trust for Historic Preservation
- PaMAGIC (statewide GIS association)
- Pennsylvania Building Officials Conference (PENBOC)
- Pennsylvania Coalition Urban Codes Administrators
- Pennsylvania Planning Association
- Southern Gateway Steering Committee
- South Central Assembly for Effective Governance Housing Committee
- South Central Assembly for Effective Governance Land Use Growth Management Committee

- TCRPC Regional Growth Management Plan Committee
- TCRPC Transportation Plan Committee
- Tri County HDCB Advisor
- Tri-County Regional Planning Commission (TCRPC)
- United Way Allocation Committee
- Urban Land Institute
- URISA (national GIS association)
- Vacant Property Reinvestment Board (Chair)
- Ways to Work
- Weed and Seed